



Exterior - Front

Condo - Mid-Rise

113 Sumner St - Unit 34
Boston, MA: East Boston, 02128-2318
Suffolk County

List Price: **\$275,000**

Unit Placement: **Middle**

Total Rooms: **3**

Unit Level: **3**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Available: **No**

Handicap Access/Features: **Unknown**

Directions: **Entrance on the harbor/waterfront side on the back of Sumner Street.**

Remarks

Boston Planning And Development Agency Income Restricted East Boston Waterfront 3rd floor 1 bedroom / 1 bath condo includes: professionally-managed elevator building, 30-unit condo association, washer / dryer, Central AC & next to the Maverick Blue Line stop. Close to the YMCA, Greenway and other great East Boston restaurants and parks. Sale is subject to BPDA approval of buyer's eligibility (1 member household up to \$75,500 & 2 member household up to \$86,250). Please ask for income limits for larger households. Buyer(s) must use this condo as their primary residence. Buyer(s) must have under \$100,000 in liquid assets (not including most retirement accounts & education savings) and must obtain mortgage financing. After purchase, owners are encouraged to become as financially successful as possible! Sorry...no dogs allowed in building. Maximum resale price is \$333,770. Entrance on the harbor/waterfront side on the back of Sumner Street. First showings at Open Houses Sunday & Monday.

Property Information

Approx. Living Area: **657 Sq. Ft. (\$418.57/Sq. Ft.)** Approx. Acres: **0.02 (657 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **0 On Street Permit**

Living Area Source:

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: **Tax estimate based upon FY19 released by Boston with residential exemption. Not all banks / credit unions / mortgage companies can write loans for this type of units. Proper pre-approval letter from a qualified lender must be submitted with offer. Submit offer as one PDF. No dogs allowed in building**

Complex & Association Information

Complex Name:

Units in Complex: **30** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$364 Monthly**

Assoc. Fee Incl'ds: **Heat, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Park, Highway Access, T-Station**

Appliances: **Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **Yes**

Interior Features: **Intercom**

Management: **Professional - Off Site**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **Yes Harbor**

Other Property Info

Elevator: **Yes**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2004**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information



Pin #: **W:01 P:05402 S:324**

Assessed: **\$213,000**

Tax: **\$112** Tax Year: **2019**

Book: **38500** Page: **140**
Cert: **00153780**
Zoning Code: **n/a**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - South End** 
(617) 587-4600
Listing Agent: **Richard Hornblower**  **(617) 694-0091**
Team Member(s):
Sale Office:
Sale Agent:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2**
Facilitator: **n/a**
Compensation Based On: **Net Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**
Entry Only:
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent**
Showing: Facilitator:
Special Showing Instructions: **Please call 617 694 0091 for showings and to discuss buyer eligibility.**

Firm Remarks

First showings at Open Houses: Sunday, August 5th 1:00pm-3:00pm and Monday, August 6th 5:00pm-6:30pm. Please make sure your clients qualify prior to showing requests. Please call or email to discuss. Maximum resale price is \$333,770. Please send any offers in one PDF with Pre-Approval letter.

Market Information

Listing Date: 8/1/2018	Listing Market Time: MLS# has been on for day(s)
Days on Market: Property has been on the market for a total of day(s)	Office Market Time: Office has listed this property for day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price:	Seller Concessions at Closing:
Off Market Date:	

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